



**SPITERI SUPER FUND**

**ABN 61 820 380 956**

**Financial Statements**  
**For the year ended 30 June 2020**

**St George Finance and Legal Centre Pty Ltd**

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# **SPITERI SUPER FUND**

**ABN 61 820 380 956**

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**SPITERI SUPER FUND**

ABN 61 820 380 956

**Statement of Financial Position as at 30 June 2020**

	Note	2020 \$	2019 \$
<b>Investments</b>			
Fixed interest securities		<del>98,759.08</del>	71,785.00
Investment properties (Australian)	<u>2</u>	<del>560,000.00</del>	471,375.01
<b>Total Investments</b>		<u>658,759.08</u>	<u>543,160.01</u>
<b>Other Assets</b>			
Cash and cash equivalents		<del>20,925.14</del>	<del>27,714.15</del>
<b>Total other assets</b>		<u>20,925.14</u>	<u>27,714.15</u>
<b>Total assets</b>		<u>679,684.22</u>	<u>570,874.16</u>
<b>Liabilities</b>			
Current tax liabilities		3,069.94	<del>3,310.67</del>
Other payables		<del>518.00</del>	259.00
GST Payable		<del>854.12</del>	<del>527.33</del>
<b>Total liabilities</b>		<u>4,442.06</u>	<u>4,097.00</u>
<b>Net assets available to pay benefits</b>		<u>675,242.16</u>	<u>566,777.16</u>
Represented by:			
Liability for accrued benefits allocated to members' accounts		675,242.16	566,779.70
Not yet allocated			(2.54)
		<u>675,242.16</u>	<u>566,777.16</u>



**SPITERI SUPER FUND**  
**ABN 61 820 380 956**  
**Operating Statement**  
**For the year ended 30 June 2020**

	Note	2020 \$	2019 \$
Investment revenue			
Interest		<del>2,020.57</del>	1,930.91
Net property rentals	<u>3</u>	<del>17,657.44</del>	27,240.40
Changes in net market values		91,564.99	
Net investment revenue		<u>111,243.00</u>	<u>29,171.31</u>
Contributions revenue			
Employer contributions		<del>6,798.20</del>	6,877.28
Total contributions revenue		<u>6,798.20</u>	<u>6,877.28</u>
Total revenue		<u>118,041.20</u>	<u>36,048.59</u>
General administration expenses			
Accountancy		<del>1,363.64</del>	2,454.55
Depreciation expenses		<del>2,940.00</del>	3,078.00
Filing Fees		<del>259.00</del>	259.00
General expenses		<del>2,031.03</del>	1,283.89
Management fees			53.00
Total general administration expenses		<u>6,593.67</u>	<u>7,128.44</u>
Benefits accrued as a result of operations before income tax		111,447.53	28,920.15
Income tax expense	<u>4</u>	(2,982.53)	(4,341.41)
Increase in benefits accrued as a result of operations		<u>108,465.00</u>	<u>24,578.74</u>





## SPITERI SUPER FUND

ABN 61 820 380 956

### Notes to the Financial Statements

For the year ended 30 June 2020

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#### Note 1: Summary of Significant Accounting Policies

The trustee has prepared the financial statements on the basis that the Superannuation Fund is a non-reporting entity because there are no users dependant on general purpose financial statements. The financial statements are therefore special purpose financial statements that have been prepared in order to meet the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations, the trust deed of the fund and the needs of its member.

The financial statements have been prepared on an accrual basis and are based on historical costs, except for investments which have been measured at market value.

The following significant accounting policies, which are consistent with the policies applied in the previous period unless otherwise stated, have been adopted in the preparation of the financial statements.

The financial statements were authorised for issue on \*\*\*Insert the date the Trustees Statement was signed on: View > Notes to the Financial Statements\*\*\* by the director of the trustee company.

##### (a) Measurement of Investments

The Fund initially recognises:

- (i) an investment when it controls the future economic benefits expected to flow from the asset. For financial assets, the trade date is considered to be the date on which control of the future economic benefits attributable to the asset passes to the Fund; and
- (ii) a financial liability on the date it becomes a party to the contractual provisions of the instrument.

Investments of the Fund have been measured at market value, which refers to the amount that a willing buyer could reasonably be expected to pay to acquire an asset from a willing seller if the following assumptions are made:

- (i) that the buyer and the seller deal with each other at arm's length in relation to the sale;
- (ii) that the sale occurred after proper marketing of the asset; and
- (iii) that the buyer and the seller acted knowledgeably and prudentially in relation to the sale.

Market value has been determined as follows:

- (i) shares and other securities listed on the Australian Securities Exchange by reference to the relevant market quotations at the end of the reporting period;
- (ii) units in managed funds by reference to the unit redemption price at the end of the reporting period;
- (iii) fixed-interest securities by reference to the redemption price at the end of the reporting period; and
- (iv) investment properties at the trustee's assessment of their realisable value.

Financial liabilities, such as trade creditors and other payables, are measured at the gross value of the outstanding balance at the end of the reporting period. The trustee has determined that the gross value of the Fund's financial liabilities is equivalent to the market value. Any remeasurement changes in the gross value of non-current financial liabilities (including liabilities for members' accrued benefits) are recognised in the operating statement in the periods in which they occur.

##### (b) Cash and Cash Equivalents

Cash and cash equivalents include cash on hand and at call, deposits with banks and short-term, highly liquid investments that are readily convertible to cash and subject to an insignificant risk of change in value.

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## SPITERI SUPER FUND

ABN 61 820 380 956

### Notes to the Financial Statements

For the year ended 30 June 2020

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#### (c) Revenue

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Fund and the revenue can be reliably measured. Revenue is recognised at the fair value of the consideration received or receivable.

##### Interest revenue

Interest revenue is recognised in respect of fixed-interest securities, and cash and cash equivalent balances. Interest revenue is recognised as it accrues.

##### Rental revenue

Rental revenue arising from operating leases on investment properties is recognised upon receipt.

##### Remeasurement changes in market value

Remeasurement changes in the market values of assets are recognised as income and determined as the difference between the market value at the year-end or consideration received (if sold during the year) and the market value as at the prior year-end or cost (if acquired during the period).

##### Contributions

Contributions and transfers in are recognised when the control and the benefits from the revenue have been attained and are recorded by the Fund, gross of any taxes, in the period to which they relate.

#### (d) Liability for Accrued Benefits

The liability for accrued benefits represents the Fund's present obligation to pay benefits to its member and beneficiaries and has been calculated as the difference between the carrying amount of the assets and the carrying amount of the other payables and income tax liabilities as at the end of the reporting period.

#### (e) Income Tax

The income tax expense (income) for the year comprises current income tax expense (income) and deferred tax expense (income).

Current tax and deferred tax are recognised in profit or loss. Current tax liabilities (assets) are therefore measured at the amounts expected to be paid to (recovered from) the relevant taxation authority.

Deferred income tax expense reflects movements in deferred tax liability balances during the year as well as unused tax losses.

No deferred income tax is recognised from the initial recognition of an asset or liability where there is no effect on accounting or taxable profit or loss.

Deferred tax assets and liabilities are calculated at the tax rates that are expected to apply to the period when the asset is realised or the liability is settled, and their measurement also reflects the manner in which the trustee expects to recover or settle the carrying amount of the related asset or liability.

Deferred tax assets relating to temporary differences and unused tax losses are recognised only to the extent that it is probable that future taxable profit will be available against which the benefits of the deferred tax asset can be utilised.

#### (f) Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of GST, except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

The net amount of GST recoverable from, or payable to, the ATO is included with other receivables or other payables in the statement of financial position.

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## **SPITERI SUPER FUND**

**ABN 61 820 380 956**

### **Notes to the Financial Statements**

**For the year ended 30 June 2020**

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**(g) Critical Accounting Estimates and Judgments**

The preparation of financial statements requires the trustee to make judgements, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future period affected.

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**SPITERI SUPER FUND**  
**ABN 61 820 380 956**  
**Notes to the Financial Statements**  
**For the year ended 30 June 2020**

2020

2019

**Note 2: Investment Properties**

At trustees' valuation:

**Australian**

Residential real estate	538,764.42	405,177.43
Commercial real estate	62,478.00	104,500.00
Residential real estate accum deprec	(38,764.42)	(36,200.42)
Commercial real estate accum deprec	(2,478.00)	(2,102.00)
	<u>560,000.00</u>	<u>471,375.01</u>
	<u>560,000.00</u>	<u>471,375.01</u>

**Note 3: Net Rental Property Income**

Rent received	<u>17,657.44</u>	<u>27,240.40</u>
Net rental property income	<u>17,657.44</u>	<u>27,240.40</u>

**Note 4: Income Tax Expense**

The components of tax expense comprise:

Income tax expense - earnings	<u>2,982.53</u>	<u>4,341.41</u>
	<u>2,982.53</u>	<u>4,341.41</u>





## SPITERI SUPER FUND

ABN 61 820 380 956

### Trustee's Declaration

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The director of SPITERI 500 PTY LTD has determined that the fund is not a reporting entity and that the special purpose financial statements should be prepared in accordance with the accounting policies described in Note 1 to the financial statements.

In the opinion of the director of the trustee company:

- (i) the financial statements and notes to the financial statements for the year ended 30 June 2020 present fairly, in all material respects, the financial position of the Superannuation Fund at 30 June 2020 and the results of its operations for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements; and
- (ii) the financial statements and notes to the financial statements have been prepared in accordance with the requirements of the trust deed; and
- (iii) the operation of the Superannuation Fund has been carried out in accordance with its trust deed and in compliance with the requirements of the Superannuation Industry (Supervision) Act 1993 and associated Regulations during the year ended 30 June 2020.

Signed in accordance with a resolution of the director of the trustee company by:

Charles Spiteri, (Director)

Maroubra

Date



## SPITERI SUPER FUND

ABN 61 820 380 956

### Independent Auditor's Report to the Members of SPITERI SUPER FUND

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#### Approved SMSF auditor details

Name: Mr Anthony Boys  
Business name: Safe Super Audits  
Business postal address: BOX 3376, RUNDLE MALL SA 5000  
SMSF Auditor Number (SAN): 100014140

#### Self-managed superannuation fund details

Self-managed superannuation fund (SMSF) name: SPITERI SUPER FUND  
Australian business number (ABN): 61 820 380 956  
Address: 80 HOLMES ST, MAROUBRA, NSW, 2035  
Year of income being audited: 30 June 2020

To the SMSF trustee  
of the SPITERI SUPER FUND

## Part A: Financial audit

### Opinion

I have audited the special purpose financial report of the SPITERI SUPER FUND comprising the statement of financial position as at 30 June 2020, and the operating statement, a summary of significant accounting policies and other explanatory notes.

In my opinion, the financial report presents fairly in all material respects, in accordance with the accounting policies described in the notes to the financial report, the financial position of the fund at 30 June 2020 and the results of its operations for the year then ended.

### Basis for Opinion

My audit has been conducted in accordance with the Australian Auditing Standards. My responsibilities under those standards are further described in the Approved SMSF Auditor's Responsibilities for the Audit of the Financial Report section of this report. I am independent of the SMSF in accordance with the auditor independence requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to this audit and as required by the Superannuation Industry (Supervision) Regulations 1994 (SISR). I have also fulfilled my other ethical responsibilities in accordance with the Code.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

### Emphasis of Matter - Basis of accounting

I draw attention to note 1 of the financial report, which describes the basis of accounting. The financial report has been prepared to assist SPITERI SUPER FUND meet the requirements of the SMSF's governing rules, the Superannuation Industry (Supervision) Act 1993 (SISA) and the SISR. As a result, the financial report may not be suitable for other purposes and should not be distributed to parties other than the trustees. My opinion is not modified in respect of this matter.





## SPITERI SUPER FUND

ABN 61 820 380 956

### Independent Auditor's Report to the Members of SPITERI SUPER FUND

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#### Responsibilities of SMSF trustee for the financial report

Each SMSF trustee (individual trustee or director of the corporate trustee) is responsible for the preparation and fair presentation of the financial report in accordance with the financial reporting requirements of the SMSF's governing rules, the SISA and the SISR. Each trustee is also responsible for such internal controls as they determine are necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the trustee is responsible for assessing the fund's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the trustee intends to wind-up the fund or have no realistic alternative but to do so.

Each SMSF trustee is responsible for overseeing the fund's financial reporting process.

#### Approved SMSF auditor's responsibilities for the audit of the financial report

My objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of the trustee taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- **Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of an internal control.**
- **Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the fund's internal control.**
- **Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the trustee.**
- **Conclude on the appropriateness of the trustee's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the fund's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in the auditor's report to the related disclosures in the financial report or if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of the auditor's report. However, future events or conditions may cause the fund to cease to continue as a going concern.**
- **Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.**

I have communicated with the trustee regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I may identify during the audit.





## SPITERI SUPER FUND

ABN 61 820 380 956

### Independent Auditor's Report to the Members of SPITERI SUPER FUND

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## Part B: Compliance engagement

### Opinion

I have undertaken a reasonable assurance engagement on SPITERI SUPER FUND's compliance, in all material respects, with the applicable provisions of the SISA and the SISR as listed below (the listed provisions) for the year ended 30 June 2020.

Sections: 17A, 35AE, 35B, 35C(2), 62, 65, 66, 67, 67A, 67B, 82-85, 103, 104, 104A, 105, 109, 126K

Regulations: 1.06(9A), 4.09, 4.09A, 5.03, 5.08, 6.17, 7.04, 8.02B, 13.12, 13.13, 13.14, 13.18AA

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In my opinion, each trustee of SPITERI SUPER FUND has complied, in all material respects, with the listed provisions, for the year ended 30 June 2020.

### Basis for Opinion

I have conducted my engagement in accordance with Standard on Assurance Engagements ASAE 3100 Compliance Engagements issued by the Auditing and Assurance Standards Board.

I believe that the evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### Independence and quality control

I have complied with the independence and other ethical requirements relating to assurance engagements, and applied Auditing Standards ASQC 1 Quality Control for Firms that Perform Audits and Reviews of Financial Reports and Other Financial Information, and Other Assurance Engagements in undertaking this assurance engagement.

### SMSF trustee's responsibilities

Each SMSF trustee is responsible for complying with the listed provisions and for the identification of risks that threaten compliance with the listed provisions, controls which will mitigate those risks and monitoring ongoing compliance.

### Approved SMSF auditor's responsibilities

My responsibility is to express an opinion on the trustee's compliance, in all material respects, with the listed provisions, for the year ended 30 June 2020. ASAE 3100 Compliance Engagements requires that I plan and perform my procedures to obtain reasonable assurance about whether the trustee have complied, in all material respects, with the listed provisions for the year ended 30 June 2020.

An assurance engagement to report on the trustee's compliance with the listed provisions involves performing procedures to obtain evidence about the compliance activity and controls implemented to meet the compliance requirements. The procedures selected depend on my judgement, including the identification and assessment of risks of material non-compliance.

My procedures included examination, on a test basis, of evidence supporting compliance with those requirements of the listed provisions for the year ended 30 June 2020.

These tests have not been performed continuously throughout the period, were not designed to detect all instances of non-compliance, and have not covered any other provisions of the SISA and the SISR apart from those specified.

### Inherent limitations

Due to the inherent limitations of an assurance engagement, together with the internal control structure it is possible that fraud, error, or non-compliance with the listed provisions may occur and not be detected.



## **SPITERI SUPER FUND**

**ABN 61 820 380 956**

### **Independent Auditor's Report to the Members of SPITERI SUPER FUND**

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A reasonable assurance engagement for the year ended 30 June 2020 does not provide assurance on whether compliance with the listed provisions will continue in the future.

#### **SMSF Auditor's name**

Mr Anthony Boys

#### **SMSF Auditor's signature**

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**Date audit completed**





## SPITERI SUPER FUND

ABN 61 820 380 956

### Independent Auditor's Report to the Members of SPITERI SUPER FUND

#### Appendix 1 - Explanation of listed sections and regulations in compliance engagement

This appendix is included to assist with the meaning of the legislation and regulations listed above.

Section or Regulation	Explanation
S17A	The Fund must meet the definition of an SMSF.
S35AE	The trustees must keep and maintain accounting records for a minimum of five years.
S35B	The trustees must prepare, sign and retain accounts and statements.
S35C(2)	The trustees must provide the auditor with the necessary documents to complete the audit in a timely and professional manner; and within 14 days of a written request from the auditor.
S62	<p>The fund must be maintained for the sole purpose of providing benefits to any or all of the following:</p> <ul style="list-style-type: none"><li>- fund members upon their retirement</li><li>- fund members upon reaching a prescribed age</li><li>- the dependants of a fund member in the case of a member's death before retirement</li></ul>
S65	The trustees must not loan monies or provide financial assistance to any member or relative at any time during the financial year.
S66	The trustees must not acquire any assets (not listed as an exception) from any member or related party of the fund.
S67	The trustees of the fund must not borrow any money or maintain an existing borrowing (not listed as an exception).
S67A & 67B	The fund must comply with the limited recourse borrowing arrangement rules when borrowing to purchase single acquirable asset or replacement assets (not listed as an exception to the borrowing rules).
S82-85	The trustees must comply with the in-house asset rules.
S103	The trustees must keep minutes of all meetings and retain the minutes for a minimum of 10 years.
S104	The trustees must keep up to date records of all trustee or director of corporate trustee changes and trustee consents for a minimum of 10 years.
S104A	Trustees who became a trustee on or after 1 July 2007 must sign and retain a trustee declaration.
S105	The trustees must ensure that copies of all member or beneficiary reports are kept for a minimum of 10 years.
S109	All investment transactions must be made and maintained at arms-length - i.e. purchase, sale price and income from an asset reflects a true market value/rate of return.
S126K	A disqualified person cannot be a trustee, investment manager or custodian of a superannuation fund.
Sub Reg 1.06 (9A)	Pension payments must be made at least annually and must be at least the amount calculated under Schedule 7.
Reg 4.09	Trustees must formulate, regularly review and give effect to an investment strategy for the fund.





## SPITERI SUPER FUND

ABN 61 820 380 956

### Independent Auditor's Report to the Members of SPITERI SUPER FUND

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Reg 4.09A	The assets of the SMSF must be held separately from any assets held by the trustee personally or by a standard employer sponsor or an associate of the standard employer sponsor.
Reg 5.03	Investment returns must be allocated to members in a manner that is fair and reasonable.
Reg 5.08	Member minimum benefits must be maintained in the fund until transferred, rolled over, allotted (to the member's spouse) or cashed out in a permitted fashion.
Reg 6.17	Payments of member benefits must be made in accordance with Part 6 or Part 7A of the regulations and be permitted by the trust deed.
Reg 7.04	Contributions can only be accepted in accordance with the applicable rules for the year being audited.
Reg 8.02B	When preparing accounts and statements required by subsection 35B(1) of SISA, an asset must be valued at its market value.
Reg 13.12	Trustees must not recognise an assignment of a super interest of a member or beneficiary.
Reg 13.13	Trustees must not recognise a charge over or in relation to a member's benefits.
Reg 13.14	Trustees must not give a charge over, or in relation to, an asset of the fund.
Reg 13.18AA	Investments in collectables and personal use assets must be maintained in accordance with prescribed rules.

# Member Statement

## SPITERI SUPER FUND

Detail			Balances
Member	Charles Spiteri		
Date of birth	16/09/1963	Total benefits	675,341.80
Date joined fund	15/03/2011	comprising:	
Service period start date	15/03/2011	- Preserved	675,341.80
Date left fund		- Restricted non-preserved	0.00
Member mode	Accumulation	- Unrestricted non-preserved	0.00
		Including:	
Vested amount	675,341.80	- Taxable component	432,293.50
Insured death benefit	0.00	- Tax free component	243,048.30
Total death benefit	675,341.80	- Untaxed component	0.00
Disability benefit	0.00		

Detailed Account	Preserved	Restricted Non-Preserved	Unrestricted Non-Preserved	Total
Opening Balance at 01/07/2019	566,875.80	0.00	0.00	566,875.80
Add:				
Employer contributions	6,798.20	0.00	0.00	6,798.20
Member contributions	0.00	0.00	0.00	0.00
Other contributions	0.00	0.00	0.00	0.00
Proceeds of insurance policies	0.00	0.00	0.00	0.00
Share of net income/loss	104,650.33	0.00	0.00	104,650.33
Transfers in and from reserves	0.00	0.00	0.00	0.00
Less:				
Pension commencement	0.00	0.00	0.00	0.00
Pensions/lump sums paid	0.00	0.00	0.00	0.00
Contributions tax	1,019.73	0.00	0.00	1,019.73
Tax on untaxed benefits	0.00	0.00	0.00	0.00
Income tax	1,962.80	0.00	0.00	1,962.80
Insurance premiums	0.00	0.00	0.00	0.00
Management fees	0.00	0.00	0.00	0.00
Excess contributions tax	0.00	0.00	0.00	0.00
Transfers out and to reserves	0.00	0.00	0.00	0.00
Closing Balance at 30/06/2020	675,341.80	0.00	0.00	675,341.80